

**CITY OF HIALEAH**  
**PLANNING AND ZONING BOARD MEETING**  
**May 9<sup>th</sup>, 2018**  
*Summary Agenda- Minutes*

HIALEAH CITY HALL  
501 PALM AVENUE-3RD FLOOR

7:00 P.M.  
HIALEAH

Call to order.

Invocation and pledge of allegiance

**ALL LOBBYISTS MUST REGISTER WITH THE PLANNING AND ZONING BOARD PRIOR TO ITEM BEING HEARD**

**A MAXIMUM OF 4 SPEAKERS IN FAVOR AND 4 SPEAKERS IN OPPOSITION WILL BE ALLOWED TO ADDRESS THE PLANNING AND ZONING BOARD ON ANY ITEM. EACH SPEAKER'S COMMENTS WILL BE LIMITED TO 3 MINUTES.**

1. Roll Call.

**Present: Mr. D. Perez, Mr. Tundidor, Mr. Cabrera, Mr. Casanova, Mr. Sanchez**

**Absent: Mr. O. Perez, Mr. Suarez**

2. Approval of Planning and Zoning Board Summary Agenda of April 25<sup>th</sup>, 2018 as submitted.

**Motion to Approve: Mr. Casanova; Second: Mr. Sanchez**

**Motion Approved: 5-0-2**

*Item Approved*

**ADMINISTRATION OF OATH TO ALL APPLICANTS AND ANYONE WHO WILL BE SPEAKING BEFORE THE BOARD ON ANY ITEM.**

A WRITTEN DECISION AND RESOLUTION WILL BE PREPARED AND PRESENTED FOR REVIEW TO THE CITY COUNCIL. THE CITY COUNCIL IS AUTHORIZED TO AFFIRM, AFFIRM WITH CONDITIONS, OR OVERRIDE THE DECISIONS BY RESOLUTION. AFTER THE RESOLUTION IS ADOPTED, A MEMBER OF THE PLANNING DIVISION WILL CONTACT THE APPLICANT WHEN A COPY OF THE FINAL DECISION AND RESOLUTION CAN BE PICKED UP. UPON YOUR RECEIPT OF THE FINAL DECISION AND RESOLUTION, CONTACT THE BUILDING DEPARTMENT TO OBTAIN YOUR REQUIRED BUILDING PERMIT. SUMMARY MINUTES, OR A COPY OF THE AUDIO FILE OF THE PROCEEDINGS BEFORE THE PLANNING AND ZONING BOARD, SHALL BE PREPARED AND SUBMITTED TO THE CITY COUNCIL BEFORE ITS HEARING.

**THE PLANNING AND ZONING BOARD RECOMMENDATIONS FOR THE FOLLOWING PUBLIC HEARING REQUESTS WILL BE HEARD BY THE CITY COUNCIL, AT ITS SCHEDULED MEETING OF TUESDAY, JUNE 12<sup>TH</sup>, 2018.**

3. **Final Decision** to allow a rear setback of 7 feet, where 20 feet is the minimum required for an existing terrace built without a permit. Property located at 960 West 51<sup>st</sup> Place, Hialeah, zoned R-1 (One-Family District).

**Applicant: Santiago Paulino and Jacqueline Soto**

**Planner's recommendation: Approve with conditions**

**Motion to Approve with Conditions: Mr. Tundidor; Second: Mr. Cabrera**

**Motion Approved: 5-0-2**

*Item Approved*

**THE PLANNING AND ZONING BOARD RECOMMENDATIONS FOR THE FOLLOWING PUBLIC HEARING REQUESTS WILL BE HEARD BY THE CITY COUNCIL, AT ITS SCHEDULED MEETING OF TUESDAY, MAY 22<sup>ND</sup>, 2018.**

4. Request to close, vacate and abandon for public use all of the 12 foot alley in Block 8 E (Plat Book 9-11), bounded on the east by the east line of said Block 8E and bounded on the west by the west line of Lot 23 prolonged until it intersects with the west line of Lot 11. Located on the eastern portion of the block bounded by East 9<sup>th</sup> Street to the south, East 5<sup>th</sup> Avenue to the east, East 10<sup>th</sup> Street to the north and East 4<sup>th</sup> Avenue to the west.

**Applicant: Torre Victoria, LLC**

**Planner's recommendation: Approval with conditions**

**Motion to Approve: Mr. Cabrera; Second: Mr. Casanova**

**Motion Approved: 5-0-2**

*Item Approved*

5. **Variance** permit to allow the construction of a single family residence on a substandard lot having a width of 65 feet, where 75 feet is the minimum required. Property located at 715 East 56<sup>th</sup> Street, Hialeah, zoned R-1 (One-Family District).

**Applicant: Omar Gonzalez, Excellent New Homes LLC**

**Planner's recommendation: Withdraw to re-advertise item**

**No Action**

6. **Conditional Use Permit (CUP)** to allow a restaurant located within the Artist Live/Work Overlay District to sell, offer for sale, deliver, and serve or permit the consumption of alcoholic beverages. Property located at 1000 East 16<sup>th</sup> Street, Hialeah, zoned M-1 (Industrial District).

**Applicant: Gray Robinson, P.A. on behalf of Kush Hospitality Group LLC**

**Planner's recommendation: Approval**

**\*REPORT: Eric Johnson, President of the Hialeah Fire Department Union in favor**

**\*REPORT: Reinaldo Sosa 970 East 17 Street in opposition**

**Motion to Approve: Mr. Cabrera; Second: Mr. Tundidor**

**Motion Approved: 5-0-2**

*Item Approved*

7. **ORDINANCE OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF HIALEAH, FLORIDA AMENDING CHAPTER 98, "ZONING", ARTICLE VI, ENTITLED "SUPPLEMENTARY DISTRICT REGULATIONS", DIVISION 5 ENTITLED "USES", SUBDIVISION VIII, ENTITLED "ASSISTED LIVING FACILITIES" §§ 98-1956 AND 98-1957, TO REQUIRE COMPLIANCE WITH THE**

DISTANCE SEPERATION IN SECTIONS §§ 98-1989 AND 98-1990 AS APPLICABLE; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; PROVIDING PENALTIES FOR VIOLATION HEREOF; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR INCLUSION IN CODE; AND PROVIDING FOR AN EFFECTIVE DATE.

**Planner's recommendation: Approval**

**Motion to Approve: Mr. Cabrera; Second: Mr. Casanova**

**Motion Approved: 5-0-2**

*Item Approved*

**MISCELLANEOUS ITEMS NOT REQUIRING ADVERTISING:**

**8. TENTATIVE PLAT OF VILLAS DEL ESTE**

**Planner's recommendation: Approval**

**Motion to Approve: Mr. Casanova; Second: Mr. Sanchez**

**Motion Approved: 5-0-2**

*Item Approved*

**9. FINAL PLAT OF ADIS SUBDIVISION**

**Planner's recommendation: Approval**

**Motion to Approve: Mr. Tundidor; Second: Mr. Cabrera**

**Motion Approved: 5-0-2**

*Item Approved*

**10. FINAL PLAT OF AMELIA MIXED USE DEVELOPMENT**

**Planner's recommendation: Approval**

**Motion to Approve: Mr. Tundidor; Second: Mr. Casanova**

**Motion Approved: 5-0-2**

*Item Approved*

**11. Old Business. None**

**12. New Business. None**

IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT OF 1990, PERSONS NEEDING A SPECIAL ACCOMMODATION TO PARTICIPATE IN THIS PROCEEDING SHOULD CONTACT THE PLANNING DIVISION NO LATER THAN SEVEN DAYS PRIOR TO THE PROCEEDING. TELEPHONE (305) 883-8075 OR (305) 883-8076 FOR ASSISTANCE; IF HEARING IMPAIRED, TELEPHONE THE FLORIDA RELAY SERVICE NUMBERS (800) 955-8771 (TDD) OR (800) 955-8770 (VOICE) FOR ASSISTANCE.

**If you decide to appeal any decision made by the board, with respect to any matter considered at the meeting, you will need a record of the proceedings, and you may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.**